



**Latimer Road**

Barnet, EN5 5NF

Guide Price £725,000



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Situated in this HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION adjacent to HADLEY COMMON and within a short walk of GOOD & OUTSTANDING SCHOOLS, LOCAL SHOPPING & TRANSPORT FACILITIES, including NEW BARNET MAINLINE (direct access to KINGS CROSS & MOORGATE) & HIGH BARNET UNDERGROUND (Northern Line), the position offers an IDEAL FAMILY HOME.

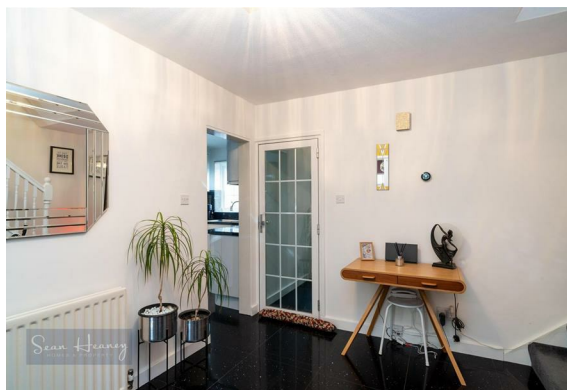
The property features a well-appointed ground floor with extensive hall area, kitchen, GUEST CLOAKROOM, large lounge/dining room and convenient INTEGRAL GARAGE, The residence also offers good first floor accommodation consisting a considerable landing, THREE DOUBLE BEDROOMS, a dressing room (POTENTIAL FOURTH BEDROOM) and a family bathroom.

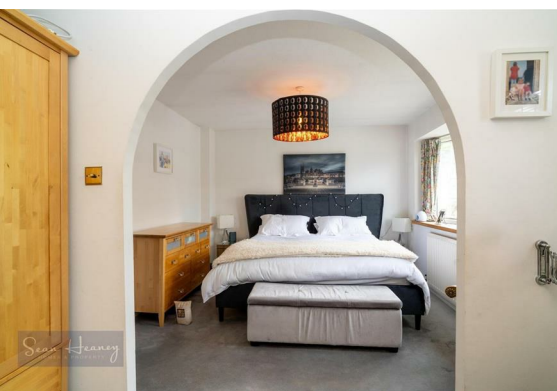
This desirable TERRACED PROPERTY presents EXCELLENT SCOPE (stpp) and has the advantage of SPACIOUS OPEN PLAN LIVING SPACE, perfect for entertaining and a versatile lifestyle. The house benefits further from OFF-STREET PARKING and SOUTHERLY ASPECT REAR GARDEN.

EPC : C

BARNET COUNCIL TAX BAND : F

TENURE : FREEHOLD





## GROUND FLOOR

Lobby

## GARAGE

17'1 x 8'5 (5.21m x 2.57m)

Hallway

## Kitchen

10'10 x 7'10 (3.30m x 2.39m)

## Lounge/Reception

19'11 x 19'9 (6.07m x 6.02m)

## Guest Cloakroom

4'8 x 4'3 (1.42m x 1.30m)

## FIRST FLOOR

Landing

## Bedroom One

12'0 x 10'10 (3.66m x 3.30m)

## Dressing Room

8'11 x 7'10 (2.72m x 2.39m)

## Bedroom

13'2 x 9'10 (4.01m x 3.00m)

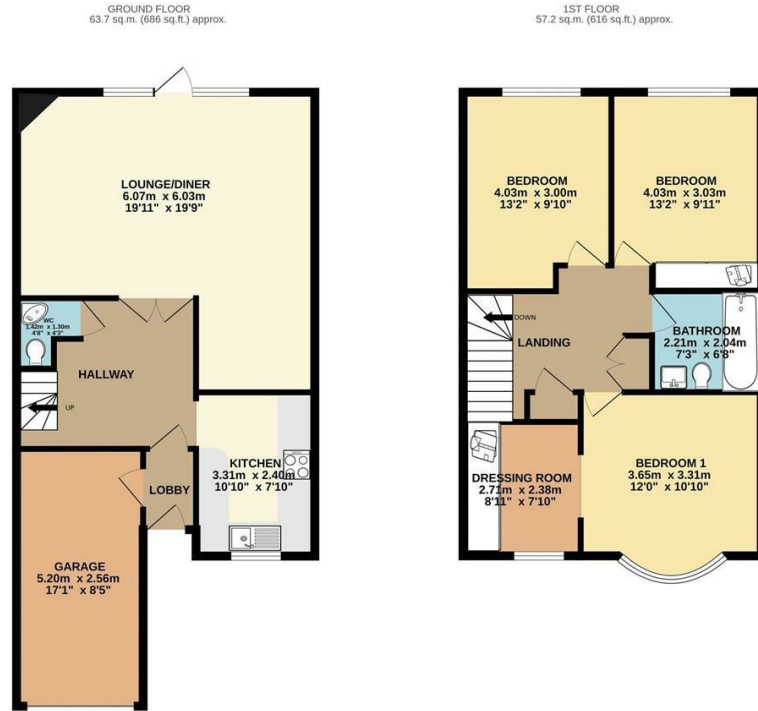
## Bedroom

13'2 x 9'11 (4.01m x 3.02m)

## Bathroom

7'3 x 6'8 (2.21m x 2.03m)

## Floor Plan



GARDEN 38FT X 21FT APPROX.  
 TOTAL FLOOR AREA: 120.9 sq.m. (1302 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Neopage (2024)



## Viewing

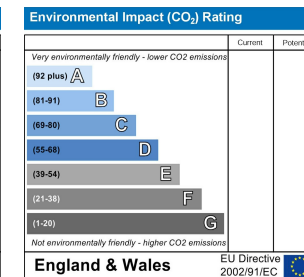
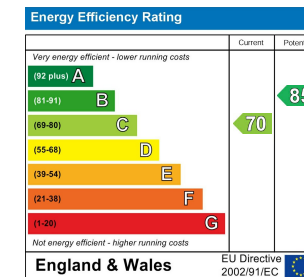
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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